

TOWN OF AMHERST
Historic District Commission

February 20, 2020

APPROVED

In attendance: Jamie Ramsay- Chair, Chris Hall, Sally Wilkins, Tom Grella and Bill Rapf (Alternate).

Staff present: Kristan Patenaude – Minute Taker.

Jamie Ramsay called the meeting to order at 7:03 pm. He introduced the Commissioners.

NEW BUSINESS:

1. CASE #: PZ12255-012220 – Amanda & Kyle Coffey (Owners & Applicants) – 14 Courthouse Road, PIN #: 018-045-000 – Request for approval to install a shed for storage needs.

Present: Kyle Coffey (Owner & Applicant)

Kyle Coffey explained that this is a shed to be used for storage and outdoor equipment. The proposed shed is from Reeds Ferry, has cedar siding, and will be painted or stained to match the existing home. The shed fits easily on the property, with plenty of space behind it.

In response to a question from Jamie Ramsay, Kyle Coffey stated that the shed will have cedar siding, asphalt roofing, and composite doors and windows. There will not be a cupola on top.

Kyle Coffey explained that there will be a small amount of ¾” aggregate brought in to put underneath the shed.

In response to a question from Sally Wilkins, Kyle Coffey stated that the proposed shed will sit slightly further back, but mostly in line, with the existing swing set. There is a lot of vegetation between the proposed site and the road.

In response to a question from Chris Hall, Jamie Ramsay stated that the proposed shed will be 12x16’. The proposed shed will be exactly the same as the picture submitted, other than that the double door will be located in a different place.

FINDINGS:

1. Non-contributing property, #157 on the National Register
2. Proposed style and materials are consistent with Article X, B & C of the regulations.
3. Proposed shed has limited visibility from the public view, and is consistent and compliant with Article VIII 1E. of the Amherst regulations.

Chris Hall moved to approve the application as submitted. Bill Rapf seconded. All in favor.

Jamie Ramsay explained to the applicant how the 30-day appeal process works, in case the Historic District Commission’s decision was contested by an abutter or other interested party.

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2. CASE #: PZ12280-012720 – Marie Panciocco & Paul Salerno (Owners & Applicants) – 151 Amherst Street, PIN #: 016-012-000 – Request for approval to replace existing aluminum siding due to widespread streaking and color fade.

Present: Marie Panciocco & Paul Salerno (Owners & Applicants)

Paul Salerno stated that the siding on the house is at least 35 years old. It is faded, has damage, and some holes. The proposal is to replace the aluminum with a manmade vinyl style. He explained that the house is set back a bit from the road and, although listed as Contributing, is a 1950's house. He explained that the vinyl will match the color of the existing garage.

Chris Hall stated that the regulations are very clear that no manmade materials are to be used. However, he explained that Article II, Section H includes information regarding obtaining a waiver:

The Commission shall have the discretion to waive any condition contained in these Regulations for good cause shown. A waiver of these Regulations will be granted if each of the following conditions is found (07-18-13):

1. Granting the waiver would benefit the public interest.
2. By granting the waiver substantial justice would be done.
3. Granting the waiver would not be contrary to the spirit and intent of the regulations.
4. Granting the waiver would not be detrimental to the historic character, environment, scenic value, or general welfare of the Town.

Chris Hall explained that this waiver could be granted in order to obtain compliance from Article VI, Section B, regarding manmade materials.

The Commission discussed the waiver article and how they would like to address it going forward.

Jamie Ramsay stated that he would like for this request to be thought of as a modern replacement in kind.

Sally Wilkins suggested that it is a replacement in equivalent.

FINDINGS:

1. House is on the National Registry, Lot #133, improperly classified as a Contributing property.
2. The proposed changes are marginally visible from the public view.
3. Best evidence is that this house was aluminum siding, not wood.

In response to a question from Jamie Ramsay, Paul Salerno stated that the corner boards will be about a ¼" in order to give a flat surface and give a bit of air sealing.

Sally Wilkins moved to accept the application as submitted. Tom Grella seconded.

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All in favor.

Jamie Ramsay noted that each case is not precedent setting on any other case to come before the Commission at some point in the future. Each one stands alone and will be deliberated as such.

Jamie Ramsay explained to the applicant how the 30-day appeal process works, in case the Historic District Commission's decision was contested by an abutter or other interested party.

OTHER BUSINESS:

3. Minutes: November 21, 2019

**Sally Wilkins moved to approve the minutes from November 21, 2019 as amended [Line 253: to delete the extra "and"]. Jamie Ramsay seconded.
3-0-2 (T. Grella & S. Wilkins abstained); motion carried.**

**Sally Wilkins moved to adjourn the meeting at 7:40pm. Chris Hall seconded.
All in favor.**

Respectfully submitted,
Kristan Patenaude

Minutes approved: June 18, 2020